

50 Beale Street
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To: Paul La Courreys, EPA Region IX
Subject: Completed Work
cc: Susan Naughton, BEI ARCS

PA X Summary PA SI
Other

Site Name: Bauchet Partners

EPA ID #: CAD 983566563

City, County: Los Angeles, Los Angeles County, CA

EPA Further Action Determination: PA-1 Comp. "H"

PA Lead: F

Sign Off Date: 2-7-92

Initials of Work Assignment Manager: PL [Signature]



Bechtel Environmental, Inc.

3683

50 Beale Street
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San Francisco, CA 94119-3965

To: Paul La Courreye, EPA Region IX
Subject: Completed Work
cc: Susan Naughton, BEI ARCS

PA X Summary PA _____ SI _____
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Mailing address: P.O. Box 193965
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Preliminary Assessment

Site: Bauchet Partners
490 Bauchet Street
Los Angeles, California
Los Angeles County

Site EPA ID Number: CAD 983566563

Work Assignment Number: 60-14-9J00, ARCSWEST Program

Submitted to: Paul La Courreye
Work Assignment Manager
EPA Region IX

Date: January 9, 1992

Prepared by: I-Pei Hsiu Hodge

Review and Concurrence: Susan M. Naughton



Bechtel Environmental, Inc.

1.0 INTRODUCTION

The U.S. Environmental Protection Agency (EPA), Region IX, under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) has tasked Bechtel Environmental, Inc., to conduct a Preliminary Assessment (PA) at the Bauchet Partners facility (Bauchet) in Los Angeles, Los Angeles County, California.

The purpose of the PA is to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment and to determine if further investigation under CERCLA/SARA is warranted. The scope of the PA includes the review of information available from federal, state, and local agencies, and performance of an onsite reconnaissance visit.

Using these sources of information, the site is then evaluated using EPA's Hazard Ranking System (HRS) criteria to assess the relative threat associated with actual or potential releases of hazardous substances at the site. The HRS has been adopted by the EPA to help set priorities for further evaluation and eventual remedial action at hazardous waste sites. The HRS is the primary method of determining a site's eligibility for placement on the National Priorities List (NPL). The NPL identifies sites at which EPA may conduct remedial response actions. This report summarizes the findings of these preliminary investigative activities.

The Bauchet Partners facility is located at 490 Bauchet Street, Los Angeles, California. It lies near the northern boundary of the Southern California Rapid Transit District (RTD) Busway project (CAD 981989841). During the course of EPA environmental investigations conducted for the RTD Busway, the Bauchet facility was named as a potential hazardous waste site. Some of the contaminants detected on the Bauchet property differed from those detected for the RTD Busway. The facility was entered into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) on June 29, 1990 (CAD 983566563).

1.1 Apparent Problem

Soil and ground-water contamination was detected at the site during previous investigations. Hazardous concentrations of lead, beryllium, and naphthalene were detected in soil samples collected onsite, as well as detectable concentrations of volatile and semivolatile organic compounds, metals, and petroleum hydrocarbons (1). Concentrations of 1,1,1-trichloroethane and additional volatile and semivolatile organics were detected in ground-water samples collected from onsite wells.



2.0 SITE DESCRIPTION

2.1 Location

Bauchet Partners is located at 490 Bauchet Street in Los Angeles, Los Angeles County, California, as shown on Figure 2-1. The geographic coordinates are approximately 33° 03' 36.0" N latitude and 118° 13' 40.0" W longitude (Township 1 South, Range 13 West, no section, San Bernardino Baseline and Meridian, Los Angeles, California, 7.5-minute quadrangle).

2.2 Site Description

For this PA, the site is considered to consist of the entire Bauchet property. The site boundaries form a trapezoid with an area of approximately 1.38 acres (2), as shown in Figure 2-2.

A one-story warehouse occupies approximately 40,000 square feet of the site, as shown on Figure 2-3 (1). The building is surrounded by asphalt parking and driveway areas. On the west side of the building is a clarifier which has been in place since the building was constructed (3).

The site is located in a predominantly industrial area approximately 600 feet west of the Los Angeles River. Adjacent facilities include the Van Der Horst Corporation of America former chromium plating facility at 496 Bauchet Street (CAD 020159166) and a multistory parking structure for the County Jail to the northeast. The County Jail Expansion Project and the Southern California Rapid Transit District (RTD) Bus Maintenance Facility are located to the southeast of the Bauchet site. The Los Angeles County Jail is located directly across the street to the west of the site. Surface elevations at the site are about 290 feet above mean sea level and exhibit a gentle slope to the south (3).

2.3 Operational History

The Bauchet property is located within a region that has been industrialized for more than 120 years. From 1870 to 1941, the Los Angeles Gas and Electric Company, and later the Southern California Gas Company, operated a plant to manufacture natural gas from coal and oil. The gasification plant was located less than half a mile south of the current location of the Bauchet property. In 1941, this gasification facility, known as the Aliso Street Plant, was selected by the Rubber Reserve Company to be converted to a butadiene production facility. The portion of the plant that was expanded for the production of butadiene was more than 1 mile in length, extending north from the former gasification plant complex. The Bauchet facility was built near the northern





Figure 2-1 Site Location Map



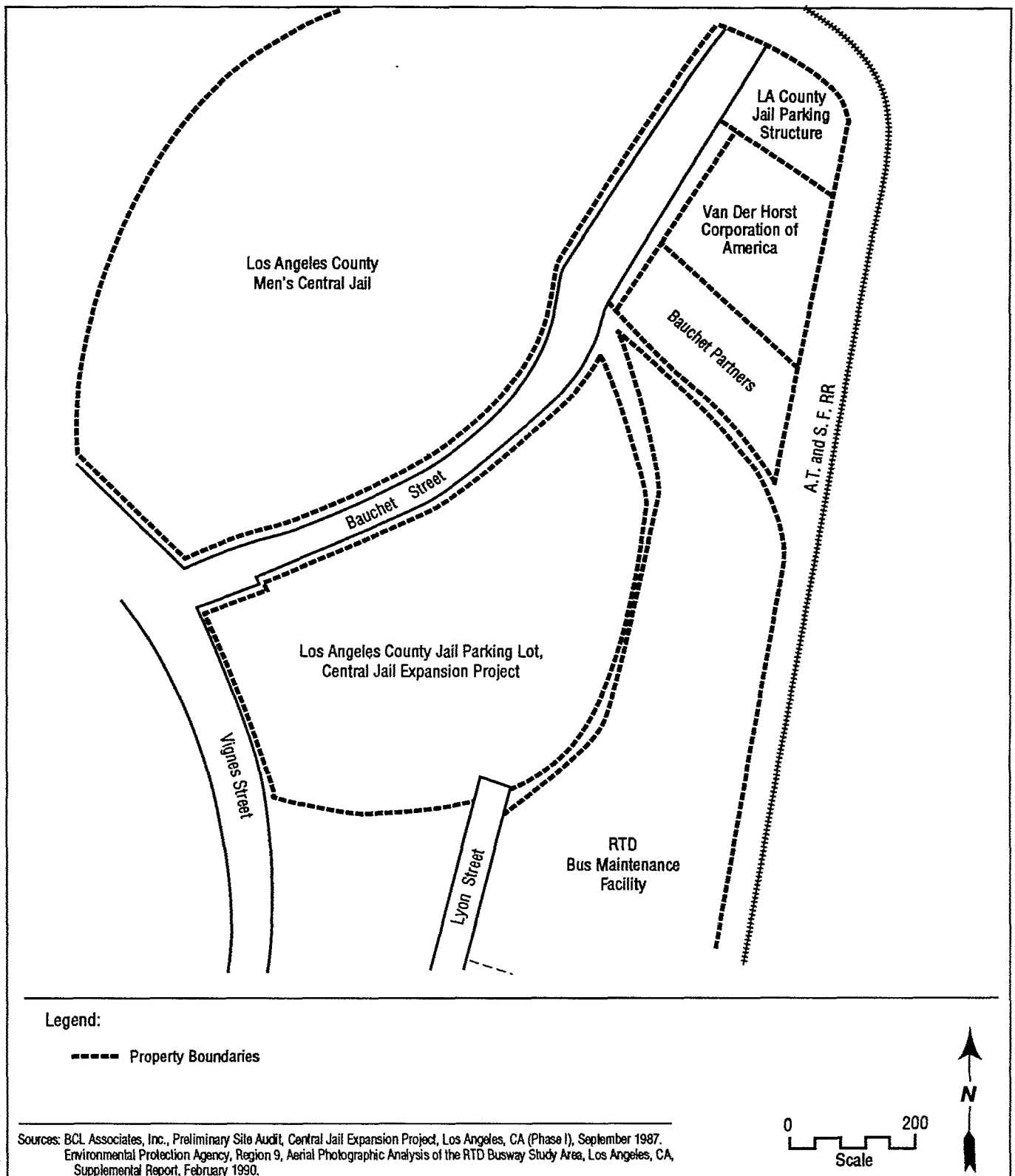


Figure 2-2 Site Vicinity Map





Source: BCL Associates, Inc., Proposed Central Jail Annex,
Subsurface Evaluation, Project No. 87-442, June 1987

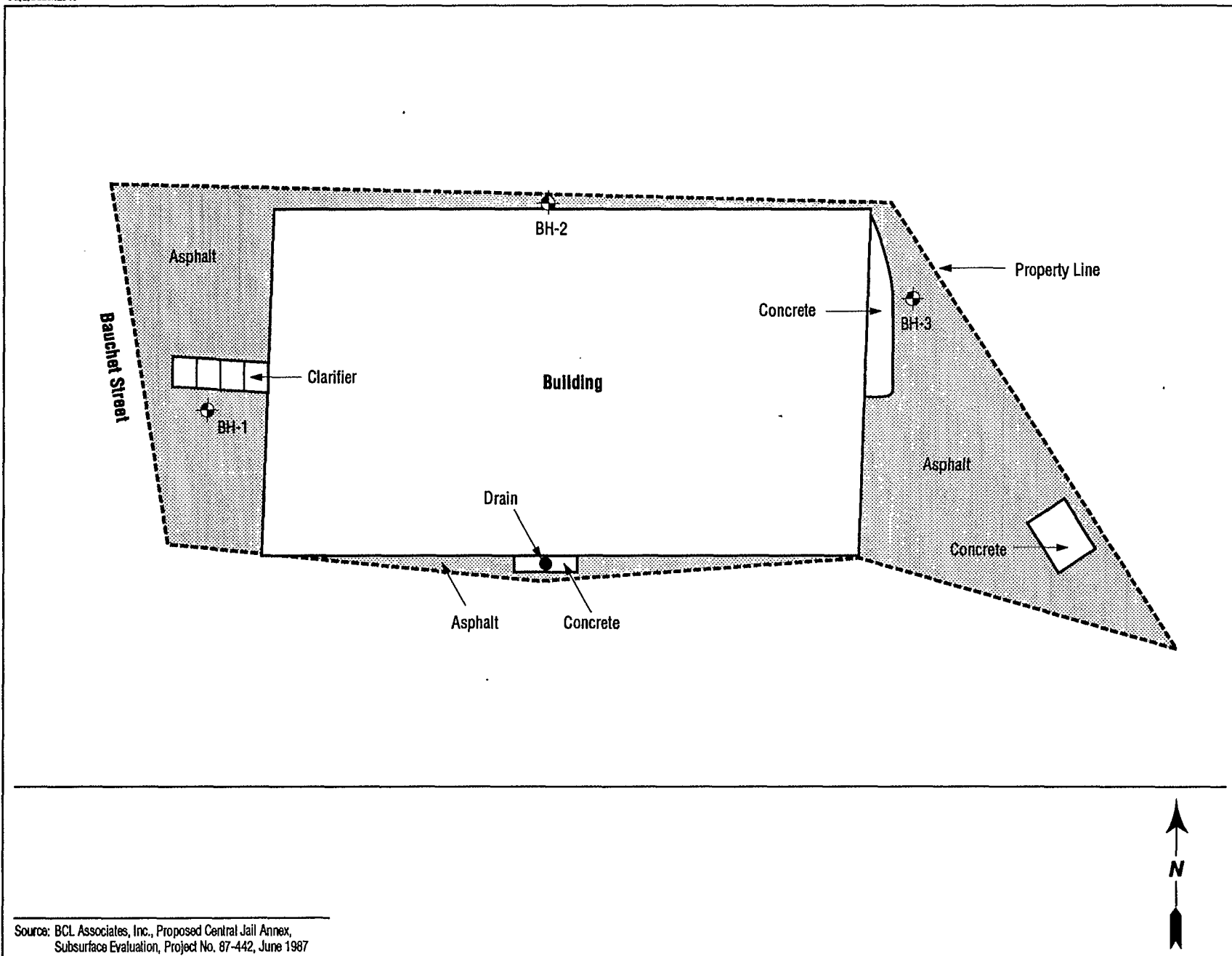


Figure 2-3 Site Map

end of the former butadiene plant extension (4). Aerial photographs from the 1940s show that, prior to construction of the Bauchet facility, two large storage tanks occupied the Bauchet property and nearby properties at 496 and 498 Bauchet Street (3).

Butadiene gas was produced at the plant through a thermal cracking process, which is the breaking down of petroleum into smaller hydrocarbon molecules by heat or catalytic action. The condensed butadiene gas was transported 18 miles via underground pipes to Torrance for purification. The chemicals associated with gasification waste products are polynuclear aromatic hydrocarbons, phenolics, light aromatic hydrocarbons, heavy metals, and sulfur and nitrogen compounds. The wastes generally produced from butadiene production processes include polynuclear aromatic hydrocarbons and volatile organic compounds (4).

The Bauchet facility was constructed between 1953 and 1966. The facility was used as a food processing plant between 1966 and 1972 by Kermin Frozen Foods (3). Following use as a food processing plant, the facility was operated by Wolf and Vine as a mannequin manufacturing facility. It is believed that Wolf and Vine purchased the property around 1972 (5). Around 1979, David Atticheck, an individual, purchased the mannequin manufacturing business, and possibly the 490 Bauchet property as well. Mr. Atticheck filed for bankruptcy protection early in 1982. In February 1982, Bauchet International, Inc. purchased the mannequin manufacturing business from the Atticheck bankruptcy estate. The 490 Bauchet property was acquired by the Continental Bank of Illinois from the Atticheck bankruptcy estate at approximately the same time (5).

In December 1984, Bauchet International, Inc. moved its mannequin manufacturing operations to South Herbert Avenue, and the building at 490 Bauchet was vacant until 1985 (5). The present owners, Bauchet Partners (no affiliation with Bauchet International, Inc.), renovated the warehouse and converted it for use as a film studio. In 1986, Los Angeles County acquired the property under eminent domain with the intention of using the property to build a Central Jail Annex to house minimum security inmates (6). Los Angeles County environmental assessments of the site conducted in 1986 and 1987 indicated that the property soils and underlying groundwater were contaminated with petroleum hydrocarbons, and volatile and semivolatile contaminants (1, 3). Los Angeles County attempted to abandon its condemnation of the property and was sued by Bauchet Partners. The courts ruled in favor of Bauchet Partners, and an out-of-court settlement was reached in 1991(7). The facility is presently owned again by Bauchet Partners and used as a film studio (6).

The mannequin manufacturing process used volatile and semivolatile organic compounds, including 1,1,1-trichloroethane, methyl ethyl ketone, and methylene chloride. Spent 1,1,1-trichloroethane was a waste product of a degreaser located along the eastern wall of the warehouse. According to Bauchet International, Inc., its predecessor, Wolf and Vine, discharged the spent 1,1,1-trichloroethane into the sewer. Bauchet International, Inc. discontinued this practice and stored spent 1,1,1-trichloroethane in drums that were placed along the fenceline on the eastern edge of the property. The drums of 1,1,1-trichloroethane were ultimately manifested and transported to a treatment, storage, and disposal facility (5).

Lacquer paint waste was generated in paint spray booths. Lacquer paint wastes were stored in drums located along the fence running along the eastern edge of the property. The drums of lacquer paint waste were also manifested and transported to a treatment, storage, and disposal facility. Spent acetone and methyl ethyl ketone were generated in paint cleanup operations and were disposed of by evaporation from open 5-gallon pails (5).



Spent methylene chloride was generated in a urethane mannequin manufacturing process. Spent toluene is believed by Bauchet International, Inc. to have been a byproduct of the mannequin hairdressing operation. These chemicals were drummed and stored along the eastern fence line, manifested and disposed of at a treatment, storage, and disposal facility (5).

2.4 Regulatory Involvement

2.4.1 The County of Los Angeles Department of Health Services (now known as the Los Angeles County Fire Department, Hazardous Materials Section). The County Department of Health Services became involved with the Bauchet site following an accident during a geotechnical investigation of the property for the proposed County Jail Annex. A driller was felled by fumes encountered while drilling (7). The County Department of Health Services provided oversight on a preliminary site investigation which included installing and sampling three ground-water monitoring wells and four 30-foot soil borings (3). The County Department of Health Services developed a drilling and sampling program to further investigate the property soils for hazardous substances (1). The investigation consisted of three 30-foot soil borings and eight 10-foot soil borings. A total of 43 soil samples were collected for the environmental investigation. A chemical odor was present onsite during drilling, particularly under the eastern portion building. Hazardous concentrations of lead, beryllium, and naphthalene were detected in collected soil samples, as well as detectable concentrations of additional volatile and semivolatile organic compounds (1).

2.4.3 Other Agency Involvement. The South Coast Air Quality Management District issued equipment operation permits for the facility degreaser and paint spray booths (5).

3.0 HAZARD RANKING SYSTEM FACTORS

3.1 Sources of Contamination

Three sources of contamination have been identified at Bauchet site: contaminated soils, contaminated ground water, and stored drums of unused and spent chemicals.

Previous site investigations have identified contamination in soils underlying the property from shallow surface soils to depths of 30 feet. Contaminants have been detected in soils under the building and under the paved areas outside the building. It was estimated in a previous site investigation that there are approximately 29,050 cubic yards of contaminated soil in place (43,575 cubic yards of excavated soil), and 9,553 cubic yards of soil in place that was suspected of contamination. Therefore, the total volume of contaminated soil if the suspect soils were shown to be contaminated would be 38,583 cubic yards (57,875 cubic yards excavated) (1).

Ground-water samples were collected during a preliminary site investigation prior to the subsurface evaluation conducted for the proposed Central Jail Annex. The locations of the three ground-water monitoring wells are shown in Figure 2-3. Ground-water samples collected contained detectable concentrations of aliphatic and alicyclic hydrocarbons and volatile organic compounds. Concentrations of some volatile organic compounds detected in the ground-water samples, including 1,1,1-trichloroethane, exceeded the California State Department of Health Services recommended action levels (3).



According to Bauchet International, Inc., purchased chemicals used in the mannequin manufacturing process were stored on unbermed concrete flooring at several locations inside the building. Approximately 480 drums per year of chemicals were stored within the building, including 1,1,1-trichloroethane (60 drums), toluene (2 drums), acetone (100 drums), and methyl ethyl ketone peroxide (6 drums) (5). The precise locations of the drums within the building is not known.

Drums of lacquer paint waste and spent 1,1,1-trichloroethane, methylene chloride, and toluene were stored along the eastern edge of the property. Approximately 30 to 40 drums were accumulated in this area between February 1982 and December 1984, the period when Bauchet International, Inc. occupied the facility (5).

3.2 Ground-Water Pathway

3.2.1 Hydrogeological Setting. The site is located in the northern portion of the Central Ground Water Basin of Los Angeles, in an area identified as the Los Angeles Forebay. Within the Central Basin, ground water occurs in several extensive aquifers in Quaternary alluvium. These aquifers have been used continually in this century for municipal and industrial water supply. All of the aquifers, except the Gaspar aquifer, pinch out northward in the subsurface against the rising Elysian Park Hills, and are probably absent beneath the site (9). Aquifer interconnection exists within 2 miles to the southeast of the site where the Gaspar aquifer is in hydraulic continuity with seven other aquifers (10).

The Gaspar aquifer is composed of sand, gravel, and a small percentage of clay. In places, the Gaspar aquifer ranges up to 120 feet thick. Drilling at the Bauchet site has indicated that ground water occurs at depths of 28 to 38 feet below surface grade with the local gradient toward the south (11). Net annual precipitation is 2.776 inches (12, 13).

Natural soils in the area of the Bauchet site consist of 3 to 17 feet of Quaternary alluvium, including silt and silty sand underlain by poorly sorted sand. Soil borings in the area also encountered gravel, cobbles, and boulders. Bedrock shale of the Puente Formation underlies the area at depths of 67 and 97 feet below surface grade. The area also contains 1.5 to 12 feet of fill material consisting of clay, silt, sand, gravel, concrete, bricks, and other debris (11).

3.2.2 Ground-Water Targets. Ground water in Los Angeles City is used as a water supply source. Drinking water is blended from a combination of ground water, Los Angeles Aqueduct water from Owens Valley and the Mono Basin, and water from the Metropolitan Water District. The nearest ground-water wells used for drinking water are within 3 miles of the site and service approximately 50,500 people (14, 15, 16).

3.2.3 Ground-Water Pathway Conclusion. Volatile and semivolatile organic contaminants, and hydrocarbons have been detected in ground-water samples collected from wells located on the Bauchet site (11). Due to the presence of contaminated soils on site, detected concentrations of contaminants in ground-water samples collected from the site, and the demonstrated interconnections of the aquifer beneath the site with other aquifers, it appears that contamination may migrate from the site to aquifers used to supply drinking water.



3.3 Surface Water Pathway

3.3.1 Hydrological Setting. The site is located near downtown Los Angeles, approximately 600 feet west of the Los Angeles River (3). Storm drains collect surface water runoff from the site. Storm water from drains discharges to the Los Angeles River. The Los Angeles River is concrete-lined and empties into San Pedro Bay approximately 25 miles from the site (4). The site is located within the 50- to 100-year floodplain (17). The 2-year, 24-hour rainfall is approximately 1.0 inch (18).

3.3.2 Surface Water Targets. Surface water is not used for drinking water. There are no drinking water intakes, surface water recreation areas, fisheries, or sensitive environments within 15 miles downriver from the site (10).

3.3.3 Surface Water Pathway Conclusion. Surface water is not used as drinking water within 15 miles of the site. Storm water runoff from the site enters storm drains and empties into the concrete-lined Los Angeles River. No sensitive environments are located within 15 miles downriver of the site (4, 10).

3.4 Soil Exposure and Air Pathway

3.4.1 Physical Conditions. The Bauchet property is approximately 60,000 square feet in area, with the building occupying approximately 40,000 square feet (2). The area surrounding the building is paved with asphalt (1). The property is not fenced (8).

3.4.2 Soil and Air Targets. The surrounding area is industrial and no day care facilities or schools are identified within a 200-foot radius of the site. The Los Angeles County Jail is located within 200 feet of the site. The number of employees at the County Jail is 858; the inmate population varies but cannot exceed 6,800 (19). The Bauchet warehouse is leased as a film studio, and the number of film crew working at the site varies according to the film and length of warehouse lease. A typical film crew has approximately 50 members (2).

The site is located downtown in the City of Los Angeles. Cities located within 4 miles of the site include Vernon, Belvedere, and small sections of Monterey Park and Alhambra. The total population within 4 miles of the site is 888,296 people (4).

No sensitive environments were identified on or within 200 feet of the site (4).

3.4.3 Soil Exposure and Air Pathway Conclusions. The property surface is paved with asphalt. No residential units, day care facilities, or schools are within 200 feet of the site (4). Onsite exposure to contaminated soils appears unlikely due to the asphalt paving.

4.0 EMERGENCY RESPONSE CONSIDERATIONS

The National Contingency Plan [40 CFR 300.415 (b) (2)] authorizes the EPA to consider emergency response actions at those sites which pose an imminent threat to human health or the environment. For the following reasons, a referral to EPA Region IX's Emergency Response Section does not appear to be necessary:



- Surface water is not used as drinking water.
- The site is paved.
- Due to the asphalt paving and building, there is no immediate threat to human health or the environment from exposure to the site soils.
- No apparent hazards exist onsite.

5.0 SUMMARY

The Bauchet facility is located at 490 Bauchet Street, Los Angeles, California (CAD 983566563). Investigation of the Bauchet facility was recommended as a result of a Preliminary Assessment conducted for the Southern California Rapid Transit District (RTD) Busway project (CAD 981989841). During the course of environmental investigations conducted for the RTD Busway, Bauchet was named as a potential hazardous waste site because contaminants present on the property differed from those detected for the RTD Busway.

The Bauchet facility is located within a region that has been industrialized for more than 120 years. From 1870 to 1941, the Los Angeles Gas and Electric Company (later Southern California Gas Company) operated a gasification plant less than half a mile south of the current location of the Bauchet property. In 1941, the gasification plant was converted to a butadiene production facility and an extension of the plant was built, extending northward from the former gasification plant complex (4). The Bauchet facility was built near the northern end of the former butadiene plant extension. Aerial photographs from the 1940s show that, prior to construction of the Bauchet facility, two large storage tanks occupied the Bauchet property and adjacent properties at 496 and 498 Bauchet Street (3).

The Bauchet facility was constructed between 1953 and 1966. The facility was used as a food processing plant between 1966 and 1972 by Kermin Frozen Foods (3). Following use as a food processing plant, the facility was operated first by Wolf and Vine and then by Bauchet International, Inc. as a mannequin manufacturing facility for a period of approximately 13 years (3). The facility is currently being used as a rented film studio, owned by Bauchet Partners (no affiliation with Bauchet International, Inc.) (6).

The mannequin manufacturing process used volatile and semivolatile organic compounds, including 1,1,1-trichloroethane and methyl ethyl ketone. Over 480 drums of chemicals/year were stored within the facility building. Spent chemicals were drummed and stored along the eastern fenceline, manifested and disposed of at a treatment, storage and disposal facility. Approximately 30 to 40 drums were accumulated at the fenceline between February 1982 and December 1984, the period when Bauchet International, Inc. occupied the facility (5).

Previous site investigations indicate that site soils are contaminated with lead, beryllium, naphthalene, 1,1,1-trichloroethane, and additional metals and volatile and semivolatile organics (1, 3). Ground-water samples collected from onsite wells contained detectable concentrations of aliphatic and alicyclic hydrocarbons and volatile organic compounds. Concentrations of some volatile organic compounds detected in the ground-water samples, including 1,1,1-trichloroethane, exceeded the California State Department of Health Services recommended action levels (3).



Due to the presence of uncontained contaminated soils on site, contaminated ground water onsite, and the demonstrated interconnection of the aquifer beneath the site with other aquifers, it appears that contamination may migrate from the site to aquifers used to supply drinking water. The nearest ground-water drinking water wells are located less than 3 miles from the site.

Surface water is not used as drinking water. Storm water runoff from the site enters storm drains and empties into the concrete-lined Los Angeles River. No sensitive environments are located within 15 miles downriver of the site (4).

The pertinent Hazard Ranking System factors for the site are:

- Contaminated soil has been detected at the site.
- Contaminated ground water has been detected in wells located on the site.
- Drinking water wells are located within three miles downgradient of the site.

6.0 EPA RECOMMENDATION

	Initial	Date
No Further Remedial Action Planned under CERCLA		
Higher-Priority SSI under CERCLA	<u>Jim I</u>	<u>2-7-91</u>
Lower-Priority SSI under CERCLA		
Defer to Other Authority (e.g., RCRA, TSCA, NRC)		

Notes:



APPENDIX A

REFERENCE LIST

1. BCL Associates, Proposed Central Jail Annex Subsurface Evaluation, Project Number 87-442, June 1987.
2. Korngute, Richard, Kodevco Real Estate, Telephone conversation reported on Contact Sheet by I-Pei Hsiu Hodge, Bechtel Environmental, Inc., November 14, 1991.
3. Converse Environmental Consultants California, Environmental Site Assessment for Property on 490 Bauchet Street, Los Angeles, California, CECC Project No. 86-41-345-01, August 20, 1986.
4. Nishida, Joy, CERCLA Listing Site Inspection, Southern California RTD Busway (CAD 981989841), TDD No. F9-8906-085, April 15, 1991.
5. Varner, Richard, Bauchet International, Inc., Letter to Jan Whittington, Bechtel Environmental, Inc., December 4, 1991.
6. Korngute, Richard, Kodevco Real Estate, Telephone conversation reported on Contact Sheet by Jan Whittington, Bechtel Environmental, Inc. November 5, 1991.
7. Hays, Michael, County Department of Internal Services, Interview reported on Contact Sheet by I-Pei Hsiu Hodge, Bechtel Environmental, Inc., October 30, 1991.
8. Whittington, Jan, Bechtel Environmental, Inc., Site Reconnaissance Report, October 31, 1991.
9. Converse Environmental Consultants California, Environmental Site Assessment for Property on 490 Bauchet Street, CECC Project No. 86-41-345-01, July 24, 1986.
10. Mundy, Rita, Ecology and Environmental, Inc., CERCLA Site Inspection, RTD Busway Project (CAD 981989841), Los Angeles, TDD No. F9-8810-028, March 31, 1989.
11. Woodstone Enterprises, Site Mitigation Workplan 496 Bauchet Street, December 1990, pp. 1-41.
12. Federal Register, Vol. 53, No. 247, Proposed Rules, 52029-52030, December 23, 1988.
13. U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Environmental Satellite Data and Information Service, National Climatic Data Center, Comparative Climatic Data for the United States Through 1985, Nashville, TN.
14. Yasutake, Adrian, City of Vernon Water Department, Discussion recorded in Contact Sheet by I-Pei Hsiu Hodge, November 19, 1991.



REFERENCE LIST (Cont'd)

15. Purbeck, Bob, Plant Manager, Santee Dairies, Discussion recorded in Contact Sheet by I-Pei Hsiu Hodge, November 19, 1991.
16. Kavounas, Peter, Los Angeles Department of Water and Power, Discussion recorded in Contact Sheet by I-Pei Hsiu Hodge, November 21, 1991.
17. Luvender, Pat, U.S. Army Corps of Engineers, Planning Department, Discussion recorded in Contact Sheet by I-Pei Hsiu Hodge, November 20, 1991.
18. U.S. Department of Commerce, NOAA, National Weather Service, NOAA Atlas II, Precipitation Frequency Atlas of the Western United States, Volume XI - California, Silver Springs, Maryland, 1973, p. 61.
19. EIP Associates, Men's Central Jail Expansion, Volume II, Final Environmental Impact Report, Revised Draft, August 1989.



APPENDIX B

CONTACT LOG

Facility Name: Bauchet Partners
Facility ID: CAD 981989841

Name	Affiliation	Phone #	Date	Information
David Kohl	Bauchet International, Inc.	(213) 263-9000	10-17-91	Referred us to Richard Varner, consultant at Bauchet International, Inc.
Richard Varner	Bauchet International, Inc.	(213) 263-9000	10-17-91	Bauchet manufactures merchandising displays. Following a 1982 bankruptcy, a bank took over the property. He could not remember the name of the bank. He would contact us again after looking at our information request letter.
Paul La Courreya	US EPA	(415) 744-2345	10-21-91	The Van Der Horst and Bauchet sites were part of the much larger RTD Busway site. He suggested that we contact: Frank Cervantes, LA County DHS, Pam Keyzer, EPA Emergency Response, Michael Hays, LA County Jail Expansion, Miguel Monroy, Cal EPA.
Michael Hays	Los Angeles County Internal Services Department, Central Jail Expansion Project	(213) 687-9428	10-22-91	Mr. Hays wanted to speak to counsel before talking about the site. He will get back to us.
Michael Hays	Los Angeles County Internal Services Department, Central Jail Expansion Project	(213) 687-9428	10-23-91	Set up 1:30 appointment for interview, Oct. 30. He wanted Frank Cervantes to also be at the meeting, which I agreed with.



Name	Affiliation	Phone #	Date	Information
Miguel Monroy	California EPA Department of Toxic Substances Control-Site Mitigation Branch	(818) 567-3062	10-23-91	Set up 3:00 appointment for Oct. 30. He says he doesn't know much about the site because LA County DHS had oversight, but he would be willing to help.
Janet Baker	Los Angeles City Fire Department-Hazardous Materials Section	(213) 485-8080	10-28-91	They do not have any information in their files on 490 Bauchet Street.
Frank Cervantes	Los Angeles County Fire Department- Emergency Response Branch	(213) 744-5341	10-30-91	See Contact Sheet.
Michael Hays	Los Angeles County Internal Services Department, Central Jail Expansion Project	(213) 687-9428	10-30-91	See Contact Sheet.
Jeffrey Donfeld	Donfeld and Kelly, Attornies at Law	(213) 312-8080	10-31-91	He called to request that we not call Bauchet directly anymore. He wanted our information on Bauchet, which I said we could not provide.
Richard Korngute	Kodevco Real Estate Development Company	(213) 852-1817	11-5-91	See Contact Sheet.
Librarian	LA Public Library - Business and Economics Desk	(213) 612-3280	11-5-91	Wolf and Vine purchased by Bauchet International, Inc.
Manju Chakrabarti	Los Angeles Regional Water Quality Control Board	(213) 266-7610	11-6-91	No information on Bauchet was found in the Site Clean-Up Section files.
Cliff McFarland	McKlintock -Weston Law Firm	(213) 623-2322	11-6-91	He is another attorney for Bauchet International, Inc. and would like our information on the Bauchet property. I said that we couldn't provide it and referred him to the other agencies.



Name	Affiliation	Phone #	Date	Information
Richard Korngute	Kodevco Real Estate Development Company	(213) 852-1817	11-14-91	See Contact Sheet.
Cliff Mc Farland	McKlintock -Weston Law Firm	(213) 623-2322	11-15-91	I reiterated that we could not provide him with information on Bauchet because we didn't have the budget. He said that Richard Varner would be in touch with him on 11/18/91.
Michael Hays	Los Angeles County Internal Services Department, Central Jail Expansion Project	(213) 687-9428	11-18-91	See Contact Sheet.
Lauma Jurkevics	LARWQCB	(213) 266-7607	11-19-91	The Regulatory Section does not have any information on Bauchet.
Adrian Yasutake	City of Vernon Water Department, Civil Engineer Associate	(213) 593-8811	11-19-91	See Contact Report.
Bob Purbeck	Santee Dairies	(213) 744-7081	11-19-91	See Contact Report.
Dave Karreker	California Water Service Company	(213) 263-4145	11-19-91	None of their wells are within four miles of the site.
Pat Luvender	LACDA Planning Department	(213) 874-5464	11-20-91	See Contact Report.
Peter Kavounas	LA Department of Water & Power Aqueduct Department	(213) 481-6194	11-21-91	See Contact Report.



APPENDIX C

CONTACT REPORT

AGENCY/AFFILIATION: Los Angeles County Fire Department		
DEPARTMENT: Hazardous Materials Control Program		
ADDRESS: 2615 South Grand Avenue		CITY: Los Angeles
COUNTY: Los Angeles	STATE: CA	ZIP: 90007
CONTACT(S)	TITLE	PHONE
Frank Cervantes	Hazardous Materials Specialist II	(213) 744-5341
Samir Ibrahim	Hazardous Materials Specialist III	(213) 744-3223
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge		DATE: 30 Oct 91
SUBJECT: 490 Bauchet Facility		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: The Sheriff's Department looked into using 490 Bauchet Street as a possible jail expansion facility, following a federal mandate to increase jail capacity in 1985. During drilling for a geotechnical investigation in the vicinity of 490 Bauchet Street, a driller was felled by fumes. The Los Angeles Department of Health became involved following the drilling accident. An initial site investigation showed relatively superficial contamination, with solvent contamination in groundwater and "hot spots" of heavy metals. Jacob Williams was originally the project manager of the Jail Expansion Project; Michael Hays replaced him in the mid-eighties. The County has relinquished the property to the original owners. In the late 80s, the Regional Transportation District constructed maintenance facilities to the east of the Jail Expansion site. The Department of Health Services advised the County Jail Expansion project managers that they could use 490 Bauchet if it were capped, but the option chosen was to leave well enough alone.

CONTACT CONCURRENCE: _____ DATE: _____

CONTACT REPORT

AGENCY/AFFILIATION: Los Angeles County		
DEPARTMENT: Internal Services Department		
ADDRESS: 501 Bauchet Street		CITY: Los Angeles
COUNTY: Los Angeles	STATE: CA	ZIP: 90086
CONTACT(S)	TITLE	PHONE
Michael Hays	Project Manager, Jail Expansion Project	(213) 687-9428
BEI PERSON MAKING CONTACT: Jan Whittington and I-Pei Hsiu Hodge		DATE: 10/30/91
SUBJECT: 490 Bauchet Street Site		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: Under the requirements of a Federal mandate to increase jail space, Los Angeles County considered the possibility of using the existing warehouse at 490 Bauchet St. as a minimum security prison. Because the owners, Bauchet Partners, did not want to sell their property, the County condemned the property and exercised eminent domain to obtain the land. County Health found the warehouse sound and that contamination levels were low, based on a preliminary site assessment conducted by Converse. While conducting the geological investigations necessary to determine if a larger structure could be built at the 490 Bauchet property, BCL Associates found evidence that the contamination was much worse than originally believed. The County then wanted to abandon the condemnation. Bauchet Partners sued the County, on the grounds that the County could not abandon the condemnation at this late stage. The case was ruled in Bauchet Partners' favor, and the case was settled out of court for \$1.6 million approximately one month ago.

CONTACT CONCURRENCE: _____ DATE: _____

CONTACT REPORT

AGENCY/AFFILIATION: Kodevco		
DEPARTMENT: Real Estate Development and Management		
ADDRESS: 850 North Kings Road, Endhouse		CITY: Los Angeles
COUNTY: Los Angeles	STATE: CA	ZIP: 90069
CONTACT(S)	TITLE	PHONE
Richard Korngute		(213) 852-1817
BEI PERSON MAKING CONTACT: Jan Whittington		DATE: 5 Nov 91
SUBJECT: Operations at 490 Bauchet Street		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: In 1985 Richard Korngute, Steve Zimmerman (of Zimmerman Development, 213-362-9555), and Maggie Salenger FX-6 Personal Privacy, purchased the warehouse property at 490 Bauchet Street. Old aerial photographs of the place show gas tanks, and some type of coal processing facility where the building now stands. The building was originally built by Kermin Frozen Foods as a food processing facility. Until 1983 Wolf & Vine, a company that made mannequins utilized the building. This company may still be in business in another city in the Los Angeles area. The building sat vacant from 1983 to 1985. When Mr. Korngute, Mr. Zimmerman and Ms. Salenger (Bauchet Partners) purchased the building, they stripped down the building to the rafters, put in a new roof, renovated the windows, plumbing and electrical systems, and laid down new asphalt around the exterior of the building. In 1985 and 1986, they ran the property as a studio for use by film crews. In 1986 the County began showing an interest in the property for a jail expansion. The County took the property under eminent domain, and Bauchet Partners sued to keep title of the building. The County paid an early lease, entered the premises and gutted the building. They took out or damaged the plumbing and electrical systems, and sound stage walls and other equipment.

At this time, Bauchet Partners has resumed operations at the facility with film crews using the property.

CONTACT CONCURRENCE: _____ **DATE:** _____

CONTACT REPORT

AGENCY/AFFILIATION: Kodevco		
DEPARTMENT: Real Estate Development & Management		
ADDRESS: 850 North Kings Road, Endhouse		CITY: Los Angeles
COUNTY: Los Angeles	STATE: CA	ZIP: 90069
CONTACT(S)	TITLE	PHONE
Richard Korngute	Owner	(213) 852-1817
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge		DATE: 14 Nov 91
SUBJECT: 490 Bauchet Facility		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: The site is approximately 60,000 square feet large. The warehouse occupies approximately 40,000 square feet. Bauchet Partners are not affiliated with Bauchet International, Inc. They have never used the facility as a mannequin manufacturing plant, only as a rented film studio. The number of people on the property during filming varies and is difficult to estimate, because the property can be used for 2 days and then sit for months. Film crews are typically about 40 - 50 people. The property was empty for 2 years before the Bauchet Partners purchased the property. The clarifier in the front yard existed when they first came on the site.

CONTACT CONCURRENCE: _____ DATE: _____

CONTACT REPORT

AGENCY/AFFILIATION: Los Angeles County		
DEPARTMENT: Internal Services Department		
ADDRESS: 501 Bauchet Street		CITY: Los Angeles
COUNTY: Los Angeles	STATE: CA	ZIP: 90086
CONTACT(S)	TITLE	PHONE
Michael Hays	Project Manager, Jail Expansion Project	(213) 687-9428
BEI PERSON MAKING CONTACT: Jan Whittington and I-Pei Hsiu Hodge		DATE: 18 Nov 91
SUBJECT: 490 Bauchet Street Site		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: The distance from the Jail Expansion project to 490 Bauchet Street is greater than 200 feet. The public entrance for the present Central Jail is approximately 500 feet away from the 490 Bauchet Street property. He doesn't know exactly how many construction workers are presently on the Central Jail Expansion Project, but speculates that there are approximately 100 people. The Central Jail Expansion is scheduled to be completed in March 1994. Construction began in March of this year. The capacity of the Twin Towers (Jail Expansion) is 2,216 rated single cells, requiring 1,600-1,800 total staff.

The investigation in which the driller was overcome by fumes was performed by LeRoy Crandall and Associates.

CONTACT CONCURRENCE: _____ DATE: _____

CONTACT REPORT

AGENCY/AFFILIATION: City of Vernon Water Department			
DEPARTMENT: Community Service			
ADDRESS: 4305 South Santa Fe Avenue		CITY: Vernon	
COUNTY: Los Angeles		STATE: California	ZIP: 90058
CONTACT(S)	TITLE	PHONE	
Adrian Yasutake	Civil engineer associate	(213) 583-8811	
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge			
DATE: 19 Nov 91			
SUBJECT: County Jail Expansion Project			
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563	

DISCUSSION: Vernon is located southeast of Los Angeles, near Huntington Park. The city has a total of 9 wells, with usually 8 pumping and one on standby. The daytime service population is approximately 48,000 people. The area is not residential, so nighttime usage is minimal. The City of Vernon mixes their ground water with water purchased from the Metropolitan District Water in proportions of approximately 50-50. The City of Vernon wells are screened in the Hollydale aquifer.

CONTACT CONCURRENCE: Adrian Yasutake DATE: 12-16-91

101 00018
101 00025

CONTACT REPORT

AGENCY/AFFILIATION: Santee Dairies		
DEPARTMENT: Plant Operations		
ADDRESS: 231 East 23rd Street		CITY: Los Angeles
COUNTY: Los Angeles	STATE: California	ZIP: 90011
CONTACT(S)	TITLE	PHONE
Bob Purbeck	Plant Manager	(213) 744-7081
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge		DATE: 19 Nov 91
SUBJECT: Santee Dairies ground-water well		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: The well is located on the Santee Dairies property at 231 East 23rd Street. Ground-water from the well is used for industrial purposes and for drinking water. The well water is blended with water from the Metropolitan Water District in proportions which vary from 20% to 80%. Santee Dairies has approximately 500 employees.

CONTACT CONCURRENCE: *JPB*

DATE: 12/29/91

101 00016
101 00024

CONTACT REPORT

AGENCY/AFFILIATION: United States Army Corps of Engineers		
DEPARTMENT: Planning Department		
ADDRESS: 300 North Los Angeles Street		CITY: Los Angeles
COUNTY: Los Angeles	STATE: California	ZIP: 90053
CONTACT(S)	TITLE	PHONE
Pat Luvender	LACDA Study Manager	(213) 894-5464
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge		DATE: 20 Nov 91
SUBJECT: 100-year Floodplain		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: A precise estimate of the floodplain near the site (located north of Union Station) was not readily available. The site lies within the 50-100 year floodplain, closer to the 100-year floodplain.

CONTACT CONCURRENCE: Pat Luvender DATE: 12/13/91

CONTACT REPORT

AGENCY/AFFILIATION: Los Angeles Department of Water and Power		
DEPARTMENT: Aqueduct Department		
ADDRESS: 111 North Hope Street		CITY: Los Angeles
COUNTY: Los Angeles	STATE: California	ZIP: 90051
CONTACT(S)	TITLE	PHONE
Peter Kavounas	Hydrologic Engineer Associate	(213) 481-6194
BEI PERSON MAKING CONTACT: I-Pei Hsiu Hodge		DATE: 21 Nov 91
SUBJECT: Los Angeles Department of Water and Power ground-water wells		
SITE NAME: Bauchet Partners		EPA ID#: CAD983566563

DISCUSSION: The majority of LADWP wells draw groundwater from the San Fernando Basin, an area north of downtown Los Angeles. Water produced from these wells is distributed throughout the City. The City of Los Angeles is located over the Central Basin and West Coast Basin, and has groundwater rights in these Basins. The City of Los Angeles has no production wells in the vicinity of the above site. Drinking water in Los Angeles is supplied by a blending of three source: Los Angeles Aqueduct water from Owens Valley and Mono Basin, Metropolitan Water District water, ground water, as determined by applicable water rights.

CONTACT CONCURRENCE: _____ DATE: _____

APPENDIX D

SITE RECONNAISSANCE INTERVIEW AND OBSERVATIONS REPORT

SITE NAME: Bauchet International, Inc.
EPA ID #: CAD9020159166
COUNTY/STATE: Los Angeles, California
SITE VISIT DATE: 31 October 1991
DATE: 26 November 1991

INVESTIGATOR:

Jan Whittington
Site Investigator - USEPA Region IX
Bechtel Environmental, Inc.
(415)768-3242

This report is for a drive-by of the facility. No facility representatives or agency representatives were present, and access to the interior was not possible.

The following observations were noted:

- There was no fencing onsite.
- Caps to monitoring wells were observed.
- The site was covered with asphalt and concrete.
- There were people onsite utilizing the warehouse for filming, and a catering truck.
- There was no vegetation.

Other observations are annotated in the Photodocumentation Log.



1. The gray warehouse at 490 Bauchet is the location of the Bauchet Partners site. This photograph was taken facing south



2. This is a closer view of the Bauchet Partners site, with people using the building to film videos, and a catering truck on site

Site: Bauchet Partners

TRANSMITTAL LIST

Mr. Richard Varner
Bauchet International, Inc.
Greneker
1345 South Herbert Avenue
Los Angeles, CA 90023

Mr. Richard Korngute
Kodevco
850 North Kings Road
Endhouse
Los Angeles, CA 90069

Mr. Frank Cervantes
Hazardous Materials Specialist II
Los Angeles County Fire Department, Hazardous Materials Control Program
2615 South Grand Avenue, Room 601
Los Angeles, CA 90007

Ms. Lauma Jerkevics
Environmental Specialist
Los Angeles Regional Water Quality Control Board, Regulatory Section
101 Centre Plaza Drive
Monterey Park, CA 91754-2156

Mr. Rick Notini
Catellus Development
201 Mission Street, 30th Floor
San Francisco, CA 94105

Mr. Don Plain, Chief
Department of Toxic Substance Control
Site Evaluation Program
California Environmental Protection Agency
P.O. Box 806
Sacramento, CA 94812-0806